168.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	995,000 / 995,000
					USE VALUE:	995,000 / 995,000
					ASSESSED:	995,000 / 995,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE THOMAS H & EDNA J
Owner 2:	
Owner 3:	
Street 1:	62 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1971, having primarily Vinyl Exterior and 3718 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	575,000		420,000	995,000
Total Card	0.138	575,000		420,000	995,000
Total Parcel	0.138	575,000		420,000	995,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.62 | /Parcel: 267.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

111122

GIS Ref

GIS Ref

Insp Date

10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	575,000	0	6,000.	420,000	995,000	995,000	Year End Roll	12/18/2019
2019	101	FV	427,600	0	6,000.	420,000	847,600	847,600	Year End Roll	1/3/2019
2018	101	FV	427,400	0	6,000.	354,000	781,400	781,400	Year End Roll	12/20/2017
2017	101	FV	427,400	0	6,000.	324,000	751,400	751,400	Year End Roll	1/3/2017
2016	101	FV	427,400	0	6,000.	276,000	703,400	703,400	Year End	1/4/2016
2015	101	FV	421,400	0	6,000.	240,000	661,400	661,400	Year End Roll	12/11/2014
2014	101	FV	421,400	0	6,000.	222,000	643,400	643,400	Year End Roll	12/16/2013
2013	101	FV	421,400	0	6,000.	211,200	632,600	632,600		12/13/2012

!12983!

PRINT

Date	Time
12/11/20	02:59:57

LAST REV

Date	Time
10/15/18	09:42:44
apro	
12983	

USER DEFINED

Prior Id # 1:	111122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BASILE ROBERT P	22574-580		11/3/1992		175,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2004	405	Addition	130,000	C		G6	GR FY06	ADD 2ND FLR & NEW

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	189	PATRIOT
9/24/2008	External Ins	BR	B Rossignol
11/8/2005	Fieldrev-Chg	BR	B Rossignol
2/7/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03831363
Const Adj.:	1.00139987
Adj $ / SQ:	129.971
Other Features:	130803
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640997
Depreciation:	66023
Depreciated Total:	574974

COMMENTS

OF=3 XTRA SINKS IN BTHS & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

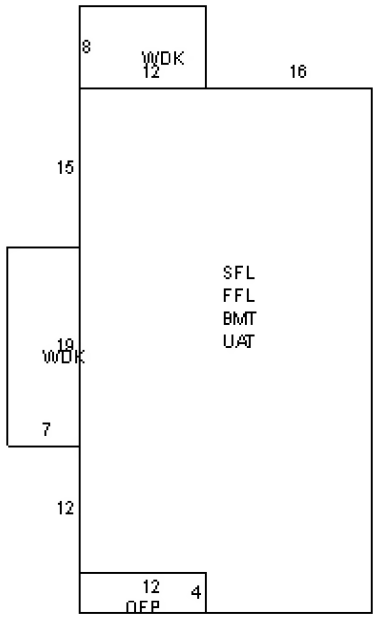
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	142.97
Special Features:	0	Val/Su Net:	123.10
Final Total:	575000	Val/Su SzAd	212.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,352	58.000	78,415
FFL	First Floor	1,352	129.970	175,721
SFL	Second Floor	1,352	129.970	175,721
UAT	Upper Attic	338	51.990	17,572
WDK	Deck	229	10.380	2,377
OFP	Open Porch	48	44.060	2,115

Net Sketched Area:	4,671			Total:	451,921
Size Ad	2704	Gross Are	5685	FinArea	3718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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